

MEMORANDUM FOR NORMAN DONG
COMMISSIONER
PUBLIC BUILDINGS SERVICE (P)

THRU: STUART BURNS (b) (6)
ASSISTANT COMMISSIONER
OFFICE OF REAL PROPERTY ASSET MANAGEMENT (PT)
(b) (6)

FROM: MARY D. GIBERTI
REGIONAL COMMISSIONER
PUBLIC BUILDINGS SERVICE (WP)

SUBJECT: Recommendation to Dispose of Cotton Annex

The National Capital Region's Public Buildings Service has determined that the Agriculture Annex Building (also referred to as the Cotton Annex), located at 300 12th Street, SW, in Washington, DC, is excess property and suitable for disposal action. This six story building with 79,385 rentable square feet of space and 370 outdoor parking spaces was constructed in 1937 and had minimal renovations performed in the 1980's. The disposal action encompasses the Cotton Annex building, located in Square 326.

Vacant since October 2007, the property is currently functionally obsolete. It will require a complete renovation to bring it into compliance with current building codes; remediation of several environmental issues; as well as meeting life and safety issues. The U.S. Department of Agriculture vacated the property in 2007. Since October 2007, the Federal Protective Service (FPS) has operated their Vehicle Inspection Facility in the parking lot of the Cotton Annex. FPS will relocate its Vehicle Inspection Facility equipment from the site to the St. Elizabeths campus. As long as this vacant building remains in GSA's inventory, it will continue to incur expenses and will produce negative Funds from Operation.

Our disposal process requires that we first perform a Disposition Recommendation Report, a business case for disposing the property, as it is over 50,000 square feet. This Disposition Recommendation Report is attached. Once approved, the Report of Excess (ROE) will be provided to you.

If you have any questions or need additional information, please contact me or Ivan Swain, Director, Portfolio Management Division, at 202-708-5891.

Attachment:
Disposition Recommendation Report (Abridged)